

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **July 11, 2006**

AGENDA ITEM NO: 4

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: CONDITIONAL USE PERMIT (CUP): To allow the construction of a townhouse building across the City of Lynchburg and Campbell County corporate limit.

RECOMMENDATION: Approval of the requested conditional use permit petition.

SUMMARY: Mark Borel, Braxton Park, LLC, is petitioning to allow one (1), five (5) unit townhouse building to cross the City of Lynchburg/ Campbell County jurisdictional boundary. The petitioner proposes to build a four (4) building, twenty-nine (29) unit townhouse development at the intersection of Enterprise Drive and Laxton Road. Of the five (5) units, four (4) will be located within the City of Lynchburg, with one (1) unit located in Campbell County. The townhouse unit that is located in Campbell County will have a permanent address within the City and all services will be provided by the City. The Planning Commission recommended approval of the conditional use permit because:

- Petition agrees with the *Comprehensive Plan*, which recommends the area as a mixed use location. Mixed use areas do not fit into any single use category as they are planned for a mix of uses carefully designed so as to mitigate any potential land use conflicts. The Wyndhurst Master Plan, approved as part of Traditional Neighborhood Development (TND) Conditional Use Permit in May of 2000, originally designated this area as a residential area that could include single family attached housing.
- Petition agrees with the Zoning Ordinance in that a structure which would be split by a city-county boundary line may be permitted by conditional use permit.

The property where the single unit is proposed in Campbell County is not presently zoned for residential use; as such, a rezoning of the property that lies within Campbell County will be required. Holly Yates, Campbell County Zoning & Subdivision Administrator, has confirmed by letter that the petition for the rezoning has been received by the county and will be heard at the July 31st Board of Supervisors meeting.

PRIOR ACTION(S):

May 24, 2006: Planning Division recommended approval of the conditional use permit.
Planning Commission recommended approval (7-0) of the conditional use permit with the following conditions:

1. The property will be developed in substantial compliance with the Conditional Use Permit Plan for 1002 Enterprise Drive, received by Community Planning & Development on April 18, 2006.
2. The Campbell County property must be rezoned as a residential land use before the five (5) unit townhouse building can be constructed.
3. The building will be constructed in accordance with Wyndhurst Design Guidelines as illustrated within the "Laxton Square – Wyndhurst" architectural rendering received by Community Planning & Development on April 25, 2006.

FISCAL IMPACT: N/A

CONTACT:

Tom Martin/ 455-3909

ATTACHMENT(S):

- Resolution
- PC Report
- PC Minutes
- Vicinity Zoning Pattern
- Vicinity Proposed Land Use
- Site Plan
- Speaker Sign-Up sheet

REVIEWED BY: lkp

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO BRAXTON PARK, LLC TO CONSTRUCT A TOWNHOUSE BUILDING THAT CROSSES THE CITY OF LYNCHBURG AND CAMPBELL COUNTY JURISDICTIONAL BOUNDARIES, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of Braxton Park, LLC for a Conditional Use Permit for the property at the intersection of Enterprise Drive and Laxton Road to allow the construction of a townhouse building across the City of Lynchburg and Campbell County corporate limits, be, and the same is hereby, approved, subject to the following conditions:

1. The property will be developed in substantial compliance with the Conditional Use Permit Plan for 1002 Enterprise Drive, received by Community Planning & Development on April 18, 2006.
2. The Campbell County property must be rezoned as a residential land use before the five (5) unit townhouse building can be constructed.
3. The building will be constructed in accordance with Wyndhurst Design Guidelines as illustrated within the "Laxton Square – Wyndhurst" architectural rendering received by Community Planning & Development on April 25, 2006.

Adopted:

Certified: _____
Clerk of Council

072L

The Department of Community Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission
From: Planning Division
Date: May 24, 2006
Re: **CONDITIONAL USE PERMIT (CUP): To allow the construction of a townhouse building across the City of Lynchburg and Campbell County corporate limit.**

I. PETITIONER

Mark Borel, Braxton Park, LLC, P.O. Box 640, Lynchburg, VA 24505
Representative: Mike Morgan, Hurt and Proffitt, 2524 Langhorne Road, Lynchburg, VA 24501

II. LOCATION

The subject property is a tract of approximately three and two tenths (3.2) acres located at 1002 Enterprise Drive.

Property Owner: Mark Borel, Braxton Park, LLC, P.O. Box 640, Lynchburg, VA 24505

III. PURPOSE

The purpose of this petition is to allow the construction of a townhouse building that would cross the corporate limit between the City of Lynchburg and Campbell County.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan, which recommends the area as a mixed use location.
- Petition agrees with the Zoning Ordinance in that a structure which would be split by a city-county boundary line shall be permitted by conditional use permit.
- Petition proposes the construction of a four (4) building, twenty-nine (29) unit townhouse development at the intersection of Enterprise Drive and Laxton Road. The petitioner is requesting a CUP to build one (1), five (5) unit building across the City of Lynchburg/ Campbell County jurisdictional boundary. Of the five (5) units, four (4) will be located within the City of Lynchburg, with one (1) unit located in Campbell County.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends a mixed use for the subject property. Mixed use areas do not fit into any single use category as they are planned for a mix of uses carefully designed so as to mitigate any potential land use conflicts. The Wyndhurst Master Plan, approved as part of Traditional Neighborhood Development (TND) Conditional Use Permit in May of 2000, originally designated this area as a residential area that could include single family attached housing.

The plan also recommends promoting regional cooperation for issues related to land use, growth, and development. Land use decisions and planning in the surrounding counties have and will continue to have an impact on how the City approaches land use, transportation, utility extension, and environmental management (**5.7, Regional Land Use Issues**)

2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-2C, Low-Medium Density Single-Family Residential District was established in 1978 with the adoption of the *Zoning Ordinance*. The petitioner is requesting a conditional use permit to allow the structure to be split by the Lynchburg City/ Campbell County boundary line.

3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed rezoning.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - 9/12/2000: City Council approved J.E. Jamerson's petition to rezone one hundred and sixty seven (167) acres east of Enterprise Drive from R-2C, Low-Medium Density Single-Family Residential District; R-4C, Multi-Family Residential District (Conditional), to R-2C, Low-Medium Density Single-Family Residential District; R-4C, Multi-Family Residential District (Conditional) to make minor amendments to existing proffers.
 - 5/9/2000: City Council approved The Summit, J.E. Jamerson, and the Industrial Development Authority's petition for a Conditional Use Permit (CUP) to rezone about one hundred and forty three (143) acres from R-4C, Multi-Family Residential District (Conditional), and B-1C, Limited Business District (Conditional), to R-4C, Multi-Family Residential District (Conditional), and B-1C, Limited Business District (Conditional), to amend a site plan and proffers. This was requested in order to (a) allow fill in a flood plain, (b) establish The Summit Traditional Neighborhood Development (TND), and (c) extend the Wyndhurst TND on Enterprise Drive.
 - 4/8/1997: City Council approved J.E. Jamerson's petition to rezone four hundred (400) acres in the vicinity of Laxton Road and Enterprise Drive from R-1, Single-Family Residential District, to R-2C, Low-Medium Density Single-Family Residential District; R-4C, Multi-Family Residential District (Conditional); B-1C, Limited Business District (Conditional) ; B-3C, Community Business District (Conditional); and I-2C, Light Industrial District (Conditional), to allow single-family, townhouse, and apartment uses; a nursing home/assisted living/retirement home complex; various commercial uses; and an industrial park.
 - 2/14/1984: City Council approved Cedar Ridge Associates' petition to rezone forty two and forty four hundredths (42.44) acres on Laxton Road from R-1, Single-Family Residential District, to R-2C, Low-Medium Density Single-Family Residential District.
5. **Site Description.** The subject property is a tract of approximately three and two tenths (3.2) acres that is currently undeveloped. The site is bound to the north by Wyndhurst, to the east by Enterprise Drive and existing single-family residential homes and to the south and west by residential homes in Campbell County.
6. **Proposed Use of Property.** The purpose of the petition is to allow the construction of a four (4) building, twenty-nine (29) unit townhouse development at the intersection of Enterprise Drive and Laxton Road. The petitioner is requesting a CUP to build one (1), five (5) unit building across the City of Lynchburg/ Campbell County jurisdictional boundary. Of the five (5) units, four (4) will be located within the City of Lynchburg, with one (1) unit located in Campbell County. The townhouse unit that is located in Campbell County will have a permanent address within Lynchburg City and all services will be provided by the City.

Section 35.1-22(j) of the City Code provides that a structure may be split by a county boundary line by a conditional use permit under the regulations of Section 35.1-15 and Article X of the Zoning Ordinance. The property where the single unit is proposed in Campbell County is not presently zoned for residential use; as such, a rezoning of the property that lies within Campbell County will be required. Holly Yates, Campbell County Zoning & Subdivision Administrator, has confirmed by letter that the petition for the rezoning has been received by the county and will be heard at their May 22nd Planning Commission Meeting and July 31st Board of Supervisors meeting.

The Wyndhurst Design Guidelines call for townhouses to be designed with a balance of vertical and horizontal directional emphasis so as to provide visual variety along the street. The attached

architectural renderings have been reviewed by the Wyndhurst Design Review Board and meet the requirements of the design guidelines.

7. **Traffic and Parking.** The City's Traffic Engineer had no comments of concern regarding traffic from the proposed development.

Parking requirements for the proposed development are set based on off-street parking and loading regulations for residential uses as defined by Chapter 35.1-25 of the City's Zoning Ordinance. This use requires two and five tenths (2.5) parking spaces per one (1) dwelling unit; the proposed twenty nine (29) townhouses will require seventy three (73) parking spaces. The site plan indicates that eighty four (84) parking spaces will be provided for the townhouse buildings, thus meeting the requirement of City Code.

8. **Storm Water Management.** New impervious areas will exceed one thousand (1,000) square feet; as such, a stormwater management plan will be required for the construction. Since the majority of the proposed townhouse building will be located in Lynchburg City, the City's Environmental Planner has verified that the City will be responsible for the review and inspection of all erosion and sediment control and stormwater issues related to the project.

The increase in post-development runoff conditions due to the new impervious area will be managed through the use of Wyndhurst Lake, a regional stormwater detention facility for the project. Level spreaders will be used to convert the run-off to sheet flow which will reduce both the velocity and concentration of the stormwater. The run-off will then enter a natural channel which will convey the stormwater to the lake. A preliminary drainage review indicates that the receiving channel is adequate for the site's stormwater from the proposed pond. A water quality vegetated swell with plunge pools will be used to manage stormwater quality from the site. The design is acceptable to the City's Environmental Planner.

9. **Emergency Services.** Neither the City's Fire Marshal nor the Police Department had any comments on the Conditional Use Permit application for the proposed development. The City's Fire Marshal has confirmed that emergency vehicle response for the Campbell County unit can be covered by the City's resources based on the proper permanent address by Zoning and Verizon phone service routing 911 calls to Lynchburg Communication Dispatch Center. The City's Zoning Administrator confirmed the Campbell County townhouse unit will be permanently addressed within the City.

10. **Impact.** The proposed construction of a five (5) unit townhouse building across the Lynchburg City/Campbell County jurisdictional boundary line will have limited impacts on the surrounding area. The attached architectural renderings have been reviewed by the Wyndhurst Design Review Board and meet the requirements of the design guidelines. Building plans review for the single unit that lies within Campbell County will be completed by the City of Lynchburg Inspections Division in conjunction with the remainder of the building.

The property where the single unit is proposed in Campbell County is not presently zoned for residential use; as such, a rezoning of the property that lies within Campbell County will be required. Holly Yates, Campbell County Zoning & Subdivision Administrator, has confirmed by letter that the petition for the rezoning has been received by the county and will be heard at their May 22nd Planning Commission Meeting and July 31st Board of Supervisors meeting. The Planning Division recommends that the entire five (5) unit townhouse building not be constructed until such time that a rezoning is approved by Campbell County.

Since only one (1) of the five (5) units will be located in Campbell County, all services to the single unit will be administered through Lynchburg City. Trash collection will be managed by curbside pick-up service rather than a dumpster. Water and sewer service will be provided to the Campbell County unit through extension of lateral lines from the City of Lynchburg main.

The City's Fire Marshal noted that emergency vehicle response for the Campbell County unit can be covered by the City's resources based on the proper permanent address by Zoning and Verizon phone service routing 911 calls to Lynchburg Communication Dispatch Center. The City's Zoning Administrator has confirmed that the emergency response unit will be permanently addressed within the City.

The City's Environmental Planner has verified that the City will be responsible for the review and inspection of all erosion and sediment control and stormwater issues related to the project. The increase in post-development run-off conditions due to the new impervious area will be managed through the use of Wyndhurst Lake, a regional stormwater detention facility for the project. Level spreaders will be used to convert the run-off to sheet flow which will reduce both the velocity and concentration of the stormwater. The run-off will then enter a natural channel which will convey the stormwater to the lake. A preliminary drainage review indicates that the receiving channel is adequate for the site's stormwater from the proposed pond. A water quality vegetated swell with plunge pools will be used to manage stormwater quality from the site. The design is acceptable to the City's Environmental Planner.

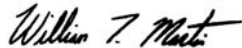
11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on May 2, 2006. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.
12. **Conditions.** According to Section 35.1-15(f) of the Zoning Ordinance, the Planning Commission or City Council may impose any conditions deemed necessary or appropriate in approving a CUP.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of Braxton Park, LLC's petition for a Conditional Use Permit (CUP) at 1002 Enterprise Drive to allow the construction of a townhouse building across the City of Lynchburg and Campbell County corporate limit, subject to the following conditions:

1. The property will be developed in substantial compliance with the Conditional Use Permit Plan for 1002 Enterprise Drive, received by Community Planning & Development on April 18, 2006.
2. The Campbell County property must be rezoned as a residential land use before the five (5) unit townhouse building can be constructed.
3. The building will be constructed in accordance with Wyndhurst Design Guidelines as illustrated within the "Laxton Square – Wyndhurst" architectural rendering received by Community Planning & Development on April 25, 2006.

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Mr. J. Lee Newland, Director of Engineering
Capt. Michael L. Thomas, Fire Marshal
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau
Capt. Todd Swisher, Lynchburg Police Department North Division

Capt. J.P. Stokes, Lynchburg Police Department East Division
Capt. Al Thomas, Lynchburg Police Department South Division
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Keith Wright, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mrs. Erin B. Hawkins, Environmental Planner
Mr. Mark Borel, Braxton Park, LLC

VII. ATTACHMENTS

1. Vicinity Zoning Pattern
(see attached map)
2. Vicinity Proposed Land Use
(see attached map)
3. Site Plan
(see attached site plans)
4. Project Narrative
(see attached narrative)
5. Building Elevations
(see attached renderings)

MINUTES FROM THE MAY 25, 2006 PLANNING COMMISSION MEETING

The petition of Braxton Park LLC for a conditional use permit (CUP) at 1002 Enterprise Drive to allow the construction of a townhouse that would cross the boundary line between the City of Lynchburg and Campbell County.

Mr. Martin explained that Section 35.1-22(j) of the City Zoning Ordinance allowed structures to cross the City/County boundary line upon approval of a conditional use permit by the Planning Commission and the City Council. He said that this petition proposed the construction of a townhouse unit complex with one unit that would cross the City/County boundary line. He explained that the building inspections, permitting, and emergency services would be provided by the City of Lynchburg, because the majority of the development laid within the city limits. He said that the property was currently zoned for commercial use in Campbell County, and that it was subject to a rezoning petition to be heard by the Campbell County Board of Supervisors on July 31, 2006. He added that a condition of approval of the CUP as recommended by the Planning Division was that proper zoning must have been received by the Campbell County Board of Supervisors. He concluded by saying that the Planning Division recommended approval of the conditional use permit.

Mr. Mike Morgan of Hurt and Proffitt addressed the Commission. He told them that he would be representing Mr. Mark Borel, the developer for the project. Mr. Morgan said that he would not restate what Mr. Martin had already said, but that he would make himself available to answer any questions.

Commissioner Sale asked if the Campbell County Planning Commission had taken any action on the issues.

Mr. Martin told the Commission that the Campbell County Planning Commission was scheduled to hear the petition on May 22, 2006, and noted that he was not sure of the results of the hearing.

Mr. Morgan said that the petition went to the Campbell County Planning Commission, who approved the petition. He also said that the petition would move on to the Board of Supervisors, and that the meeting was scheduled for July 31, 2006.

Chair Hamilton asked how the tax revenue would be divided between the City and Campbell County.

Mr. Martin said that the one unit that was located in Campbell County would be assessed and taxed by Campbell County.

Chair Hamilton asked if this was the case, even if services would be provided by the City.

Mr. Martin said that it would be the case.

After further discussion, Commissioner Bacon made the following motion, which was seconded by Commissioner Oglesby and passed by the following vote:

"That the Planning Commission recommends to City Council approval of Braxton Park, LLC's petition for a conditional use permit (CUP) at 1002 Enterprise Drive to allow the construction of a townhouse building across the City of Lynchburg and Campbell County corporate limit, subject to the following conditions:

1. The property will be developed in substantial compliance with the Conditional Use Permit Plan for 1002 Enterprise Drive, received by Community Planning & Development on April 18, 2006.

2. The Campbell County property must be rezoned as a residential land use before the five (5)-unit townhouse building can be constructed.
3. The building will be constructed in accordance with Wyndhurst Design Guidelines as illustrated within the "Laxton Square – Wyndhurst" architectural rendering received by Community Planning & Development on April 25, 2006."

AYES:	Bacon, Barnes, Flint, Hamilton, Oglesby, Sale, Worthington	7
NOES:		0
ABSTENTIONS:		0
ABSTEN:		0

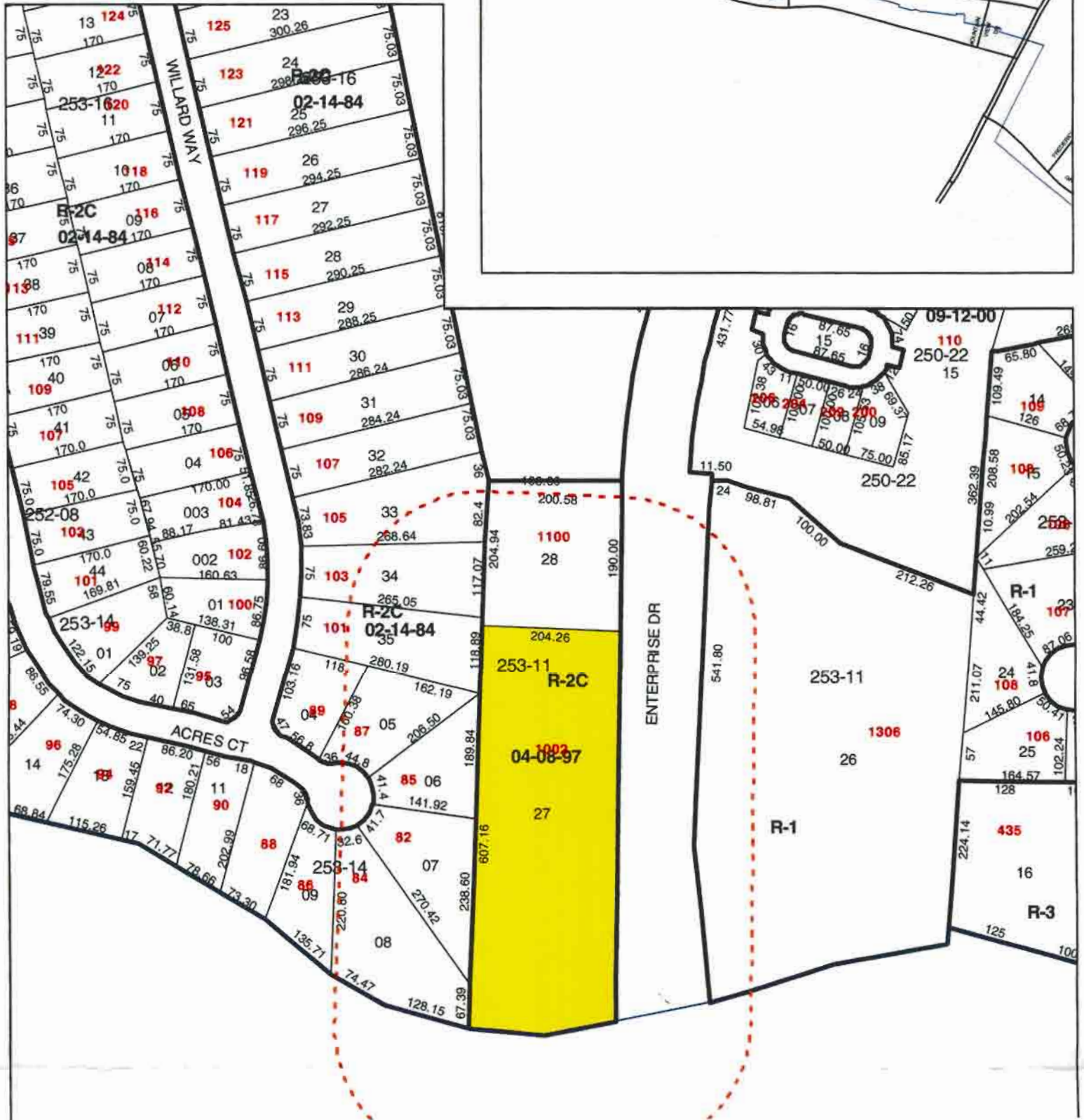
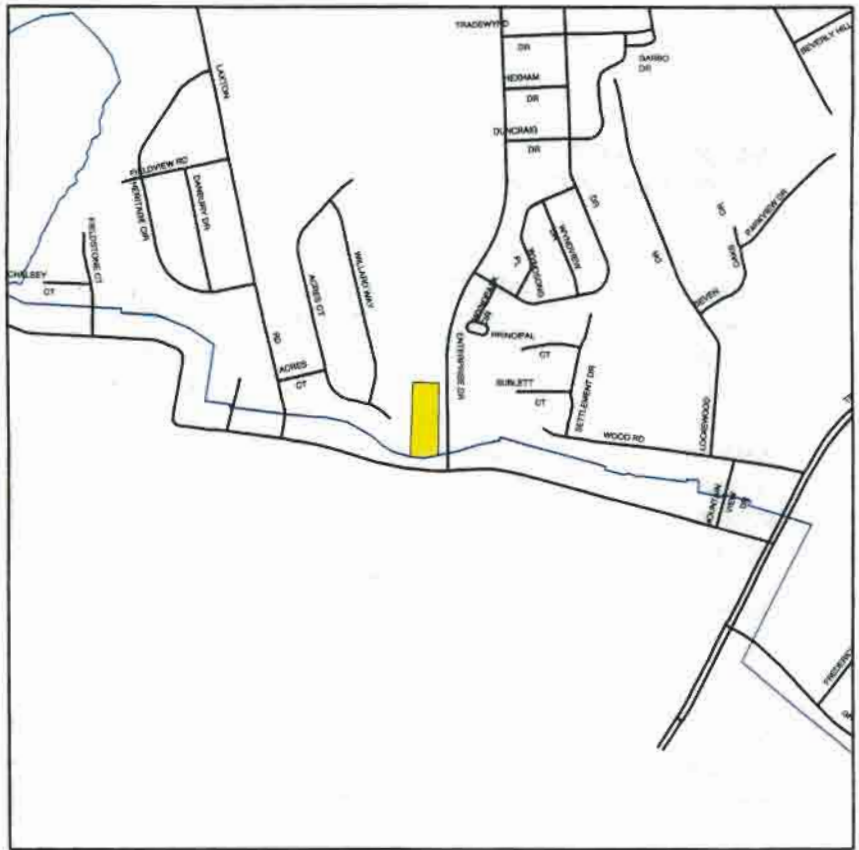
LAXTON SQUARE AT WYNDHURST
1002 Enterprise Drive
Map # 253-11-027
Conditional Use Permit Request
Petitioner: Braxton Park, LLC

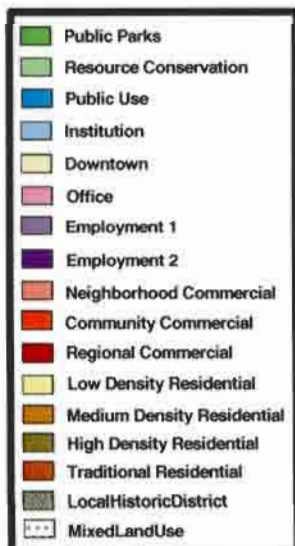
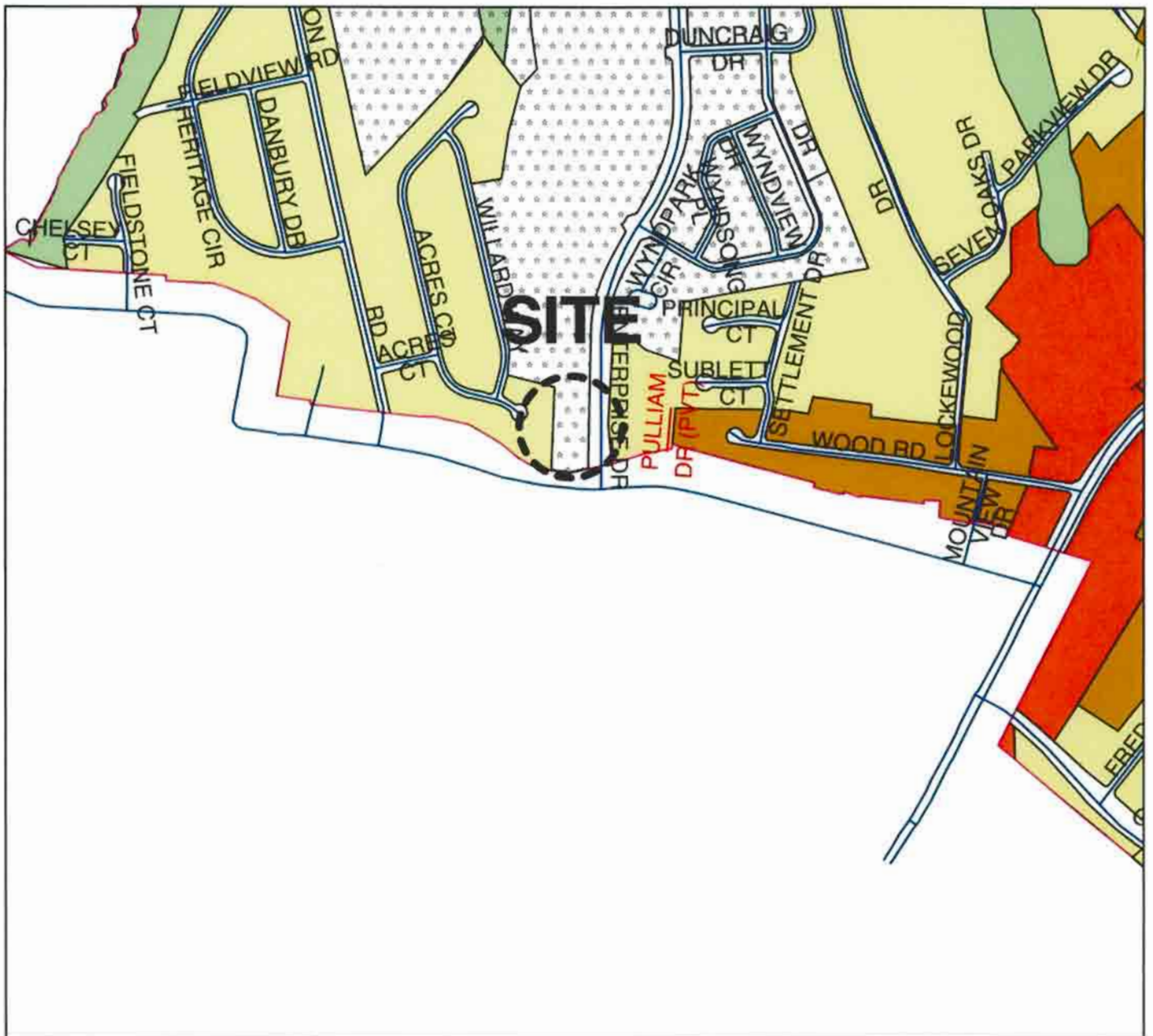
MAP PREPARED BY
THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



Subject Property

200 ft Radius





LAXTON SQUARE 1002 ENTERPRISE DRIVE LAND USE PLAN



KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS					
PL	19	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English laurel	18-21"	
B	114	Ilex cornuta 'buxifolia nana'	Dwarf holly	3 gal.	
AZ	27	Azalea 'Delaware Valley'	Delaware Valley azalea	3 gal.	
ND	67	Nandina domestica 'Harbor Dwarf'	Harbor dwarf nandina	3 gal.	
RP	42	Rhododendron 'F.J.M.'	F.J.M. rhododendron	3 gal.	
CJ	7	Camelia japonica	Camellia	2 gal.	
IG	52	Ilex glabra 'Nero'	Nero holly	24"	
JV	68	Juniperus virginiana 'Grey Owl'	Grey Owl juniper	24"	
WW	19	Weigela 'Wine & Roses'	Wine & Roses weigela	2 gal.	
IV	44	Ilex virginica 'Henry's Garnet'	Henry's Garnet holly	3 gal.	
BT	15	Barberry thunbergii 'Crimson Pigmy'	Crimson Pigmy barberry	2 gal.	

TREES					
LM	14	Lagerstroemia 'Moms'	Pink crapehmyrtle	6-7'	
AR	5	Acer rubrum 'Autumn Blaze'	Autumn Blaze maple	1 1/2" caliper	
AS	8	Acer saccharum 'Green Mountain'	Green Mountain sugar maple	1 1/2" caliper	
IC	8	Tilia cordata 'Greenspire'	Greenspire linden	1 1/2" caliper	
PH	10	Pinus rigida	Austrian pine	6-7'	
IO	7	Thuja occidentalis 'Green Giant'	Green Giant arborvitae	6-7'	
CC	18	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	6-7'	

PERENNIALS & GROUNDCOVERS					
SE	48	Sedum 'Heaven'	Stonewort	1 gal.	
RF	56	Rudbeckia hirta 'Goldsturm'	Black-eyed Susan	1 gal.	
HE	36	Heuchera 'Amber Waves'	Coral bells	1 gal.	
SL	42	Salvia lyrata 'Purple Knock Out'	Purple knockout sage	1 gal.	

GENERAL SITE NOTES

1. SETBACKS

FRONT: 0-15'

SIDE: 0'

REAR: 0'

2. ALL SPACES TO BE 9' x 18' WITH 24' DRIVE AISLE (FOR PERPENDICULAR SPACES) HANDICAP SPACES CAN BE 8' x 18' IF ADJACENT TO 5' ACCESSIBLE SPACE WITH ABOVE GROUND SIGN AND SYMBOL.

3. THIS PROPERTY IS LOCATED IN ZONE 'C' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP DATED SEPTEMBER 1, 1978.

4. PARKING REQUIRED

2.5 SPACES/TOWNHOME (29 TOWNHOMES) = 73 SPACES REQUIRED

PARKING PROVIDED:

(1 GARAGE SPACE + 1 PARKING SPACE) (29 UNITS) = 58 SPACES

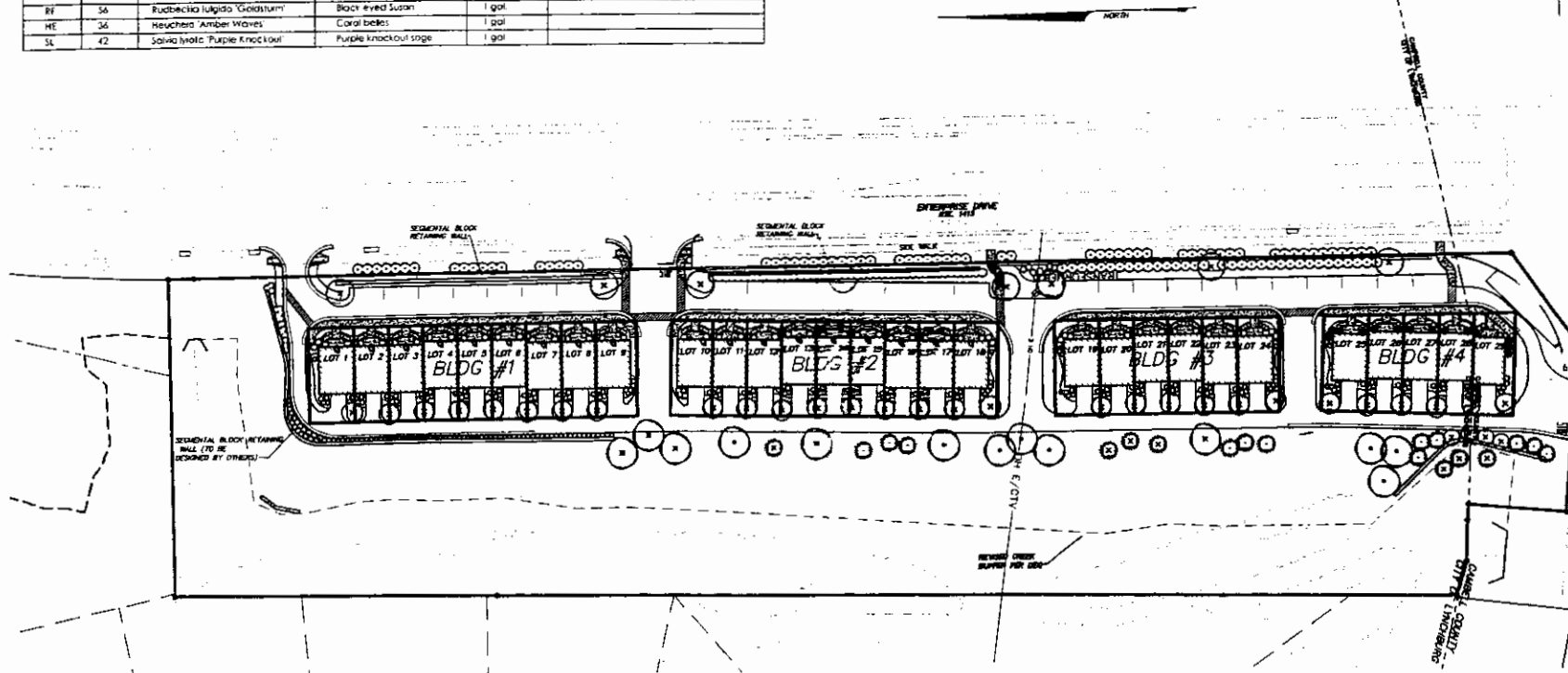
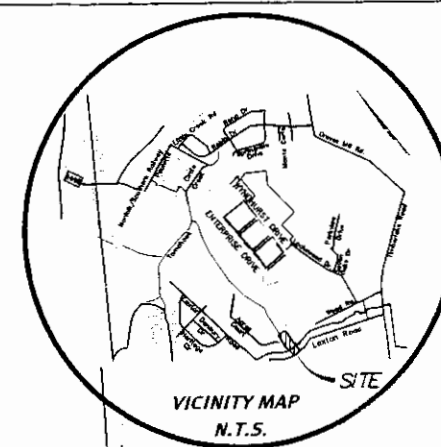
+ PARALLEL SPACES = 26 SPACES

TOTAL = 84 SPACES

5. PURPOSE OF CUP IS TO CONSTRUCT ONE(1) ADDITIONAL TOWNHOME UNIT ACROSS

CTY/COUNTY LINE. ADDITIONAL UNIT WILL BE ENTIRELY IN CAMPBELL COUNTY.

6. PARCEL ZONED: R-2C



CUP PLAN FOR BLOCK 1

LAXTON SQUARE AT WYNDHURST LYNCHBURG, VIRGINIA

RECEIVED
MAY 12 2006
PROJECT NO. 20050838
G.L. NO. 263-04-03.6
FILE NO. LS-11220
DATE: 01/30/06
DRAWN BY: DLC
CHECKED BY: MDM



NOT FOR CONSTRUCTION

SHEET NO.
1 OF 1

HURT

PROFFITT
INCORPORATED

2524 LANCHESTER ROAD
LYNCHBURG, VA 24501
800.282.4906 TOLL FREE
434.847.7799 FAX
434.847.0047 FAX

ENGINEERING & SURVEYING & PLANNING





Hurt & Proffitt, Inc.

*Engineering • Surveying • Environmental
Materials Testing • Geotechnical
Site Planning*

2524 Langhorne Road • Lynchburg, VA 24501
(434) 847-7796 • FAX (434) 847-0047

CUP NARRATIVE

Laxton Square – Block I of Wyndhurst
Enterprise Drive
Lynchburg, Virginia

HURT & PROFFITT COMM. No. 20050838

PROJECT DESCRIPTION

The CUP Plan for Laxton Square shows the proposed site layout as of May 11, 2006.

With the submittal of this CUP, one (1) item is being shown and requested. This item is as follows:

1. The construction of one additional unit across the City/County line has been shown. This unit is located entirely in Campbell County.

Also shown is all proposed parking to meet and exceed the City of Lynchburg parking requirements. All applicable parking calculations are shown on the plan.

The parcel in Campbell County is currently being rezoned to residential for the townhouse unit. All utilities, fire, and EMS will be provided by the city. The unit will have a city address.

STORM WATER MANAGEMENT

Stormwater management has been incorporated into the design of the Wyndhurst Lake for the Summit and Wyndhurst developments. The contributing drainage area for Town Center Block "I" is 4.14 acres for the total design for the Wyndhurst Lake and for the actual post-developed conditions. The increase in impervious area of the development changed the weighted runoff coefficient for the drainage area from 0.3 for pre-developed conditions to 0.56 for post-developed conditions. The Wyndhurst Lake detains for this development and still has capacity to do so as shown by the calculations submitted with the site plan.

RECEIVED
MAY 12 2006
COMMUNITY PLANNING
& DEVELOPMENT

ADEQUATE CHANNEL

The receiving channel for all runoff for the project is the creek that is located to the west of the site. The creek was analyzed for adequacy using the entire contributing drainage area. This was for the section of the creek between the site and the Wyndhurst Lake. The section of the creek below Wyndhurst Lake is assumed to be adequate due to the detention of the Regional Detention Pond. The section of the creek that is to convey the runoff before the runoff is routed for quantity was found to be adequate for the post-developed runoff from the site as shown by the calculations submitted with the site plan.

WATER QUALITY

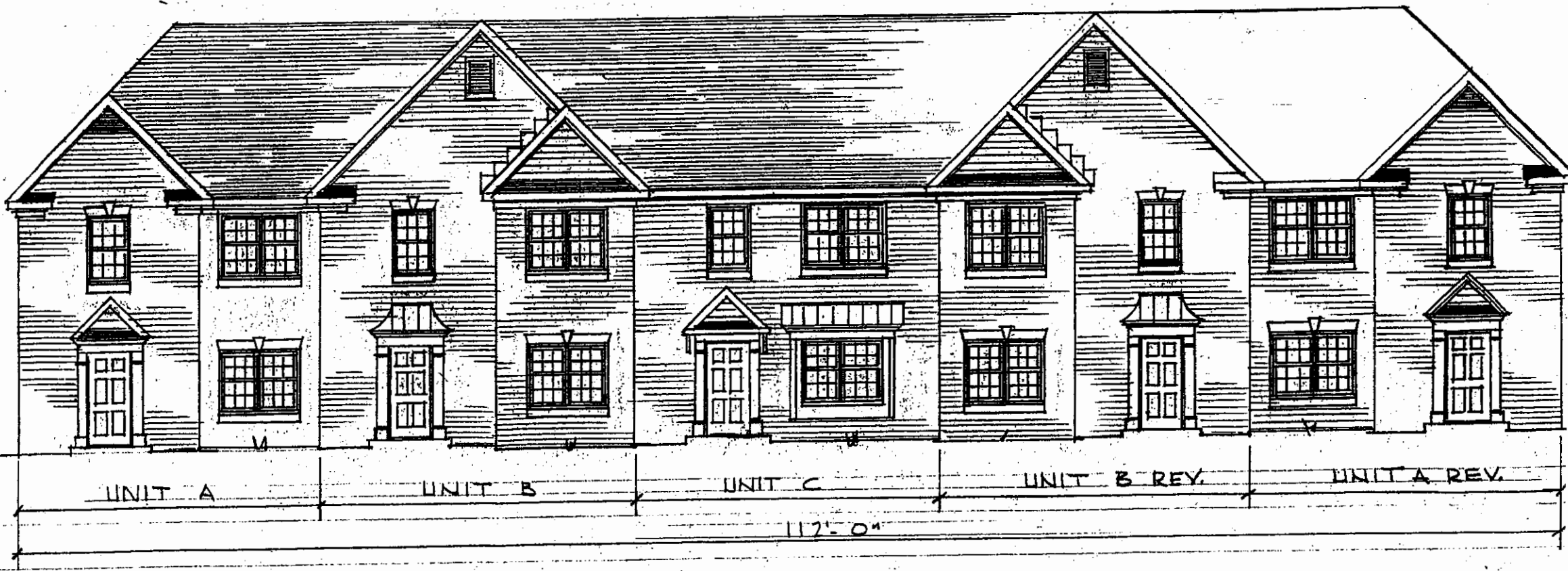
The stormwater runoff for the site is being treated for quantity by the Wyndhurst Lake however the site will have to have stormwater quality measures to treat the runoff before it is discharged into the existing creek. The runoff will be discharged onsite into a trapezoidal vegetated BMP swale that slowly discharges into a vegetated pond that overflows into a permanent level spreader that will convert the runoff into a sheet flow condition before the runoff enters the creek. This slows the runoff down to aid in infiltration of the runoff into the ground as well as contains the runoff in a slow moving manner to prevent scour. This also allows the site to discharge the runoff into a sheet flow condition so that a ditch does not have to be cut through the side of the creek thereby disturbing the creek bank. The vegetated BMP swales and pond will treat the runoff for the first ½ " storm flush. Any storm event heavier than the first initial flush will flow through the ditch and overflow and be converted to sheet flow before it enters the creek and drains to the Wyndhurst Lake.

Parking

The project has to meet the current City of Lynchburg parking requirements. The City requires two and one half parking spaces for every townhome in the development. The parking as shown on the CUP plan is as follows:

Required: 2.5 spaces / townhome @ 29 units = 73 spaces

Provided: 84 spaces .



5 UNIT BUILDING

175' - 11' - 0"